

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	136 Garfield Street, American Falls, ID 83211	Order ID	8559931	Property ID	33754935
Inspection Date	12/22/2022	Date of Report	12/25/2022		
Loan Number	50247	APN	RPA0010-00		
Borrower Name	Catamount Properties 2018 LLC	County	Power		

Tracking IDs					
Order Tracking ID	12.20.22 BPO	Tracking ID 1	12.20.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Katrina Kay Corney	Condition Comments The subject property is a ranch style home that is in average condition for its year built and location.
R. E. Taxes	\$1,496	
Assessed Value	\$76,246	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Realtor lock box in place.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject's neighborhood has average access to schools, shopping, parks and highways. Recently, there has been a stabilization in buyer activity with a shortage of available listings and increased mortgage interest rates. Overall, values have increased, however, they beginning to level out. REO activity is lower than it has been in recent years. Seller concessions do occur in this market and are typically around 3% of the purchase price.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$140,000 High: \$270,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	136 Garfield Street	233 Van Buren Street	232 Van Buren Street	328 Grant
City, State	American Falls, ID	American Falls, ID	American Falls, ID	American Falls, ID
Zip Code	83211	83211	83211	83211
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.77 ¹	0.74 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$220,000	\$279,000	\$214,000
List Price \$	--	\$185,000	\$264,900	\$149,900
Original List Date		08/03/2022	09/12/2022	08/11/2022
DOM · Cumulative DOM	-- · --	144 · 144	104 · 104	131 · 136
Age (# of years)	110	72	64	117
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	958	1,074	720	888
Bdrm · Bths · ½ Bths	2 · 1	2 · 2	2 · 1	2 · 1
Total Room #	4	5	4	4
Garage (Style/Stalls)	None	None	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	Yes	Yes	Yes
Basement (% Fin)	0%	0%	90%	0%
Basement Sq. Ft.	--	690	720	888
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.15 acres	0.20 acres	0.21 acres
Other	None	None	None	Shed

* Listing 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 List comp # 1 has a similar gross living area, lot size, larger basement size and newer year built compared to the subject property.

Listing 2 List comp # 2 has a smaller gross living area, similar lot size, newer year built and larger basement size compared to the subject property.

Listing 3 List comp # 3 has a similar gross living area, lot size, year built and larger basement size compared to the subject property.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	136 Garfield Street	349 Van Buren Street	111 Garfield Street	1035 Fall Avenue
City, State	American Falls, ID	American Falls, ID	American Falls, ID	American Falls, ID
Zip Code	83211	83211	83211	83211
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.85 ¹	0.05 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$229,900	\$235,000	\$249,000
List Price \$	--	\$199,900	\$23,500	\$249,000
Sale Price \$	--	\$180,000	\$235,000	\$251,000
Type of Financing	--	Fha	Fha	Conventional
Date of Sale	--	12/15/2022	08/19/2022	08/26/2022
DOM · Cumulative DOM	-- · --	97 · 97	109 · 109	71 · 71
Age (# of years)	110	102	106	65
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1.5 Stories Average	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	958	832	1,076	768
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	3 · 1	2 · 1
Total Room #	4	5	6	4
Garage (Style/Stalls)	None	Detached 1 Car	Detached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	No	No	Yes	Yes
Basement (% Fin)	0%	0%	0%	90%
Basement Sq. Ft.	--	--	225	768
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.34 acres	0.27 acres	0.22 acres
Other	None	None	Shed	Shed, Outbuildings
Net Adjustment	--	+\$3,938	-\$45,584	-\$35,418
Adjusted Price	--	\$183,938	\$189,416	\$215,582

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Sold comp # 1 has a smaller gross living area, similar lot size and year built compared to the subject property. Adjustments: +\$7938 GLA, -\$4000 garage
- Sold 2** Sold comp # 2 has a slightly larger gross living area, similar lot size, year built and has a partial basement compared to the subject property. Adjustments: -\$23,500 condition, -\$7000 concessions, -\$4000 garage, -\$7434 GLA, -\$3150 basement, -\$500 shed
- Sold 3** Sold comp # 3 has a smaller gross living area, similar lot size, newer year built and has a full basement compared to the subject property. Adjustments: +\$11970 GLA, -\$12288 basement, -\$2000 outbuildings, -\$8000 garage, -\$25,100 condition

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Coldwell Banker Tomlinson	The subject property was listed on 9/2/2022 for \$220,000. It has had four price reductions and expired one time during its tenure with the current listing agent.					
Listing Agent Name	Lynette Neibaur						
Listing Agent Phone	208-358-6084						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$192,000	\$192,000
Sales Price	\$190,000	\$190,000
30 Day Price	\$180,000	--
Comments Regarding Pricing Strategy		
<p>The values were determined by weighting the sold comparables using the following weights: S1: 70%, S2: 15% & S3: 15%. The active listings were not weighted in the determination of the subject's fair market value. There is an under-supply of comparables listings in the local market. As a result, the broker had to expand on some guidelines to find sufficient comps for this report. The final value is a bit higher than the current list price of the subject property. During the last two quarters there has been a greater amount of uncertainty and commit from buyers as the Federal Reserve has increased their bench market rates. Mortgage interest rates have decreased a bit each week over the past four weeks in a row. With the holiday season coming to a close, decreasing interest rates and higher confidence in the real estate market we should see more buyer activity. American Falls has seen increase days on market lately as well. The pricing profile of the subject would account for the buyer's requesting a 3% concession from the seller as we are also entering a market more aligned with the interests of buyers versus a sellers market that existed early in the year and the past couple of years since 2020.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Street



Other



Other



Other

Listing Photos

L1 233 Van Buren Street
American Falls, ID 83211



Front

L2 232 Van Buren Street
American Falls, ID 83211



Front

L3 328 Grant
American Falls, ID 83211



Front

Sales Photos

S1 349 Van Buren Street
American Falls, ID 83211



Front

S2 111 Garfield Street
American Falls, ID 83211



Front

S3 1035 Fall Avenue
American Falls, ID 83211



Front

ClearMaps Addendum

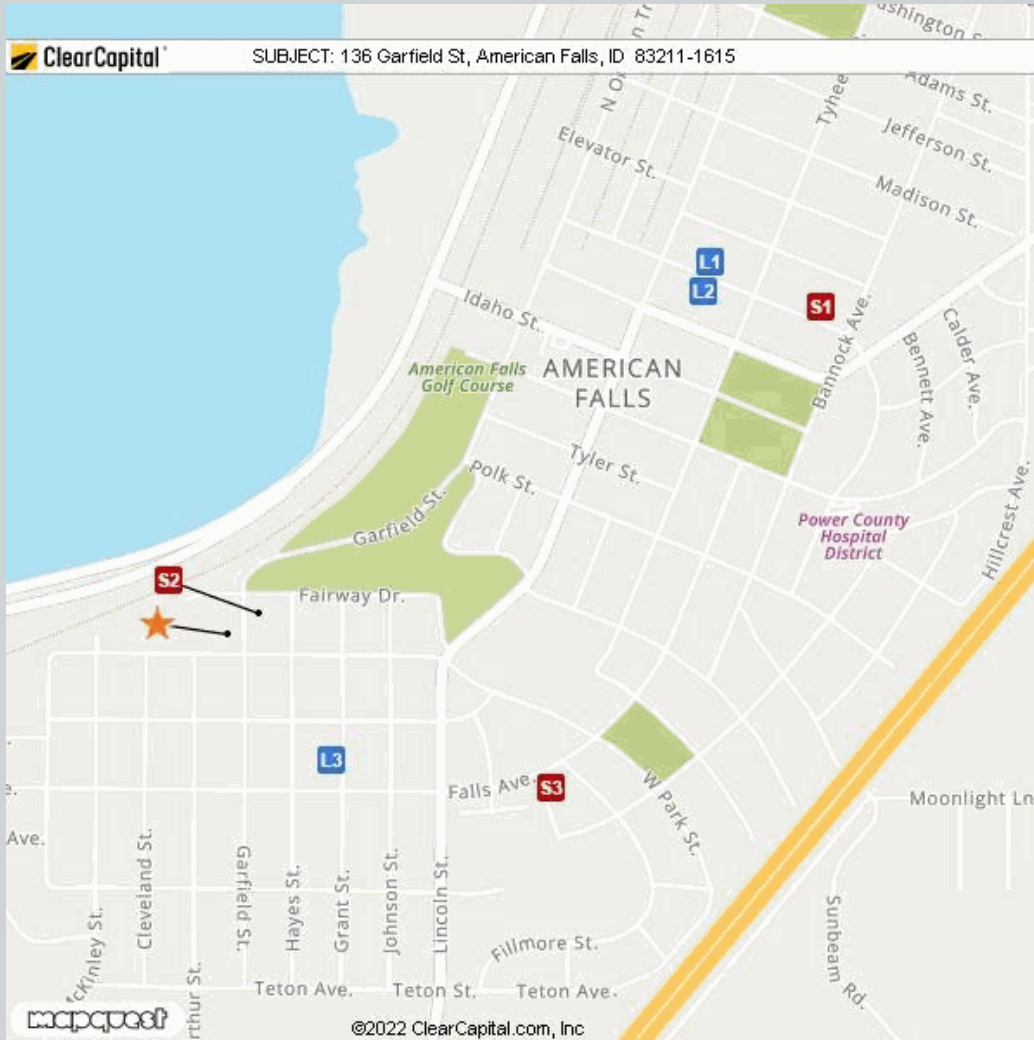
Address ★ 136 Garfield Street, American Falls, ID 83211

Loan Number 50247

Suggested List \$192,000

Suggested Repaired \$192,000

Sale \$190,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	136 Garfield Street, American Falls, ID 83211	--	Parcel Match
L1 Listing 1	233 Van Buren Street, American Falls, ID 83211	0.77 Miles ¹	Parcel Match
L2 Listing 2	232 Van Buren Street, American Falls, ID 83211	0.74 Miles ¹	Parcel Match
L3 Listing 3	328 Grant, American Falls, ID 83211	0.21 Miles ¹	Parcel Match
S1 Sold 1	349 Van Buren Street, American Falls, ID 83211	0.85 Miles ¹	Parcel Match
S2 Sold 2	111 Garfield Street, American Falls, ID 83211	0.05 Miles ¹	Parcel Match
S3 Sold 3	1035 Fall Avenue, American Falls, ID 83211	0.45 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Kenneth Edwards	Company/Brokerage	Jupiter Realty Services
License No	DB37809	Address	1287 W Quinn Road Pocatello ID 83202
License Expiration	04/30/2024	License State	ID
Phone	2082205679	Email	kenedwardsre@gmail.com
Broker Distance to Subject	21.39 miles	Date Signed	12/25/2022

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

Unless the broker is licensed under the Idaho Real Estate Appraisers Act, Chapter 41, Title 54, Idaho Code, this report is not intended to meet the uniform standard of professional appraisal practice. It is not intended to be an appraisal of the market value of the property, and if an appraisal is desired, the services of a licensed or certified appraiser should be obtained.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.